

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 12, 1993

Mr. and Mrs. Morris L. Armstrong
2411 Poplar Rd.
Baltimore, Md 21221

RE: Case No. 462, Item No. 93-455-A
Petitioner: Morris L. Armstrong, et ux
Petition for Administrative Variance

Dear Mr. and Mrs. Armstrong:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on June 21, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ma. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free
787 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: July 13, 1993

SUBJECT: 2411 Poplar Road

INFORMATION:

Item Number: 462 93-455-A 7/14

Petitioner: Armstrong Property

Property Size:

Zoning: R.C. 5

Requested Action:

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

Should the petitioner's request be granted, we recommend that the design and building materials be compatible with the dwelling. In addition, the garage shall not be converted for residential purposes.

Prepared by: *Jeffery M. L...*

Division Chief: *Cary L. Kerns*

PK/JL:lw

467.7AC/7AC1

Pg. 1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee Date: July 7, 1993

FROM: Jerry L. Pfeifer, Captain
Fire Department

SUBJECT: July 12, 1993 - Meeting

- #402 - Space shall comply with the 1991 Life Safety Code.
- #456 - No comments
- #462 - No comments
- #463 - Site shall not interfere with Baltimore County's 800 Megahertz Radio Capability.
- #464 - No comments
- #465 - No comments
- #466 - No comments
- #467 - No comments
- #468 - No comments
- #469 - No comments
- #470 - Building shall comply with the 1991 Life Safety Code.
- #471 - Did not receive plan.
- #472 - No comments.

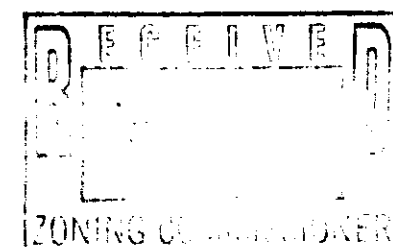
RECEIVED
JUL 8 1993

ZADM

JLP/dal

cc: File

CPS-008



BALTIMORE COUNTY
INTER-OFFICE CORRESPONDENCE

TO: Carl Richards DATE: April 5, 1994

Development Control Section
Zoning Administration and
Development Management Office

FROM: David L. Thomas, P.E.
Assistant to the Director
Department of Public Works

SUBJECT: Beltway Mobile Home Park
Case 893-4458FHA

This is to amend Zoning Advisory Committee comments previously submitted by this department for the subject project.

Beltway Mobile Home Park is contained almost entirely within the one hundred year riverine floodplain. For this reason, construction of new mobile home sites should not be permitted. It is necessary, however, to relocate certain existing mobile homes to avoid encroachment onto the right-of-way for an existing 48" water main.

The applicant should be requested to contact our office to discuss relocation of these and perhaps other mobile home sites onto safer locations on this property.

Erecting mobile homes in the floodplain will require a waiver (Section 26-172, Bill 173-93). It would be appropriate to combine this waiver hearing with this zoning case so both could be presented to the Zoning Commissioner at the same hearing.

Attached is a copy of the floodplain delineation from the Bureau of Engineering records.

If there are questions, please feel free to contact our office on extension 3451.

DLT:ckt

Attachment: Map

cc: J. Alexander
B. Bowling
J. Maple
Floodplain File

FLOOD/DASGENC.94

RECEIVED
APR 7 1994
ZADM

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

July 23, 1993

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #462 93-455-A 7/14
Armstrong Property, 2411 Poplar Road
Zoning Advisory Committee Meeting of July 6, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

1. Inspection of property found evidence of sewage on ground surface in vicinity of proposed garage. This is an area which has been identified as in need of public sewer service. A public collection system is currently under construction. The approval of the garage, at this time, can only be made if the on-site septic system can be repaired.

2. The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine whether the proposed development is in compliance with the Chesapeake Bay Critical Area regulations. The applicant may contact the Environmental Impact Review Section at 887-3980 for details.

JLP:KK:jbm

ARMSTRON/TXTSBR

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director
Office of Zoning Administration
and Development Management

DATE: July 23, 1993

FROM: J. James Dieter

SUBJECT: Petition for Zoning Variance - Item 462
Armstrong Property
Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 2411 Poplar Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Morris and Rodella Armstrong

APPLICANT PROPOSAL

The applicant has requested a variance from section 1A04.3 and 400.1 of the Baltimore County Zoning Regulations to permit an existing principle residence to remain 6' from the side property line and 25' from the rear line in lieu of the required 50' and to build a garage in the front yard in lieu of the rear yard.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts. <COMAR 14.15.10.01.C>

Mr. Arnold E. Jablon
July 23, 1993
Page 2

REGULATIONS AND FINDINGS

1. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Section 26-449(a)>.

Finding: This property is located approximately 250' from the tidal waters of Sue Creek. Therefore, no disturbance of the 100' buffer shall occur.

2. Regulation: "Dredging, filling, or construction other than approved bulkheading shall not be permitted in any non-tidal and tidal wetlands unless the proposed development consists of utility, bridge, or street development in a non-tidal wetland and unless the Director of Environmental Protection and Resource Management finds this proposed development not detrimental to the County's Wetland Management Programs" <Baltimore County Code, Section 26-447>.

Finding: No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site. Therefore, no dredging, filling, or construction shall occur in any tidal or non-tidal wetland for this project, and this regulation has been met.

3. Regulation: "If a parcel or lot one-half acre or less in size was in residential use or zoned for residential purposes on or before December 1, 1985, then man-made impervious surfaces associated with that use are limited to 25% of the parcel or lot" <Baltimore County Code, Section 26-543(e)(1)>.

Finding: The amount of impervious areas shall not exceed 4,688 square feet or 25% of the lot. This includes all building structures, paved and crusher run driveways and parking pads, swimming pools, or any other impervious surfaces. Current impervious areas total approximately 2,742 square feet or 14% of the lot.

4. Regulation: "Infiltration of stormwater shall be maximized throughout the site, rather than directing flow to single discharge points" <Baltimore County Code, Section 26-453(h)(2)>.

Finding: Stormwater runoff shall be directed from impervious surfaces associated with this plan, to pervious areas, to encourage maximum infiltration. Rooftop runoff shall be directed through downspouts and into a seepage pit or drywell, to encourage maximum infiltration (see attached information). These measures will ensure that the requirements of this regulation are met.

5. Regulation: "If no forest is established on proposed development sites, these sites shall be planted to provide a forest or developed woodland cover of at least 15%" <COMAR 14.15.02.04 C.(5)(e)>.

Mr. Arnold E. Jablon
July 23, 1993
Page 3

Findings: The property currently has 15% tree cover and it must be maintained to be in compliance with the above regulation.

CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above. This proposal does comply with Chesapeake Bay Critical Area Regulations and is therefore approved. If there are any questions, please contact Ms. Patricia M. Farr at 897-3980.

J. James Dieter, Director
Department of Environmental Protection
and Resource Management

CC:ADK:tm

Enclosure

Mr. and Mrs. Morris Armstrong
2411 Poplar Road
Baltimore, Maryland 21221

POPULAR/MQCBCA

Baltimore County Government
Office of Zoning Administration
and Development Management



114 West Chesapeake Avenue
Towson, MD 21204

COPY (410) 887-3353

JULY 1, 1993

NOTICE OF CASE NUMBER ASSIGNMENT

TO: MORRIS AND BUELLA ARMSTRONG
2411 POPULAR ROAD
BALTIMORE MD 21221

Re: CASE NUMBER: 93-455-A (Item 462)
2411 Poplar Road
W/S Poplar Road, 880' SW of NE/end Poplar Road
15th Election District - 5th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case, should reference the case number and be directed to 887-3353. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before July 4, 1993. The closing date (July 19, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

Petition on Recycled Paper

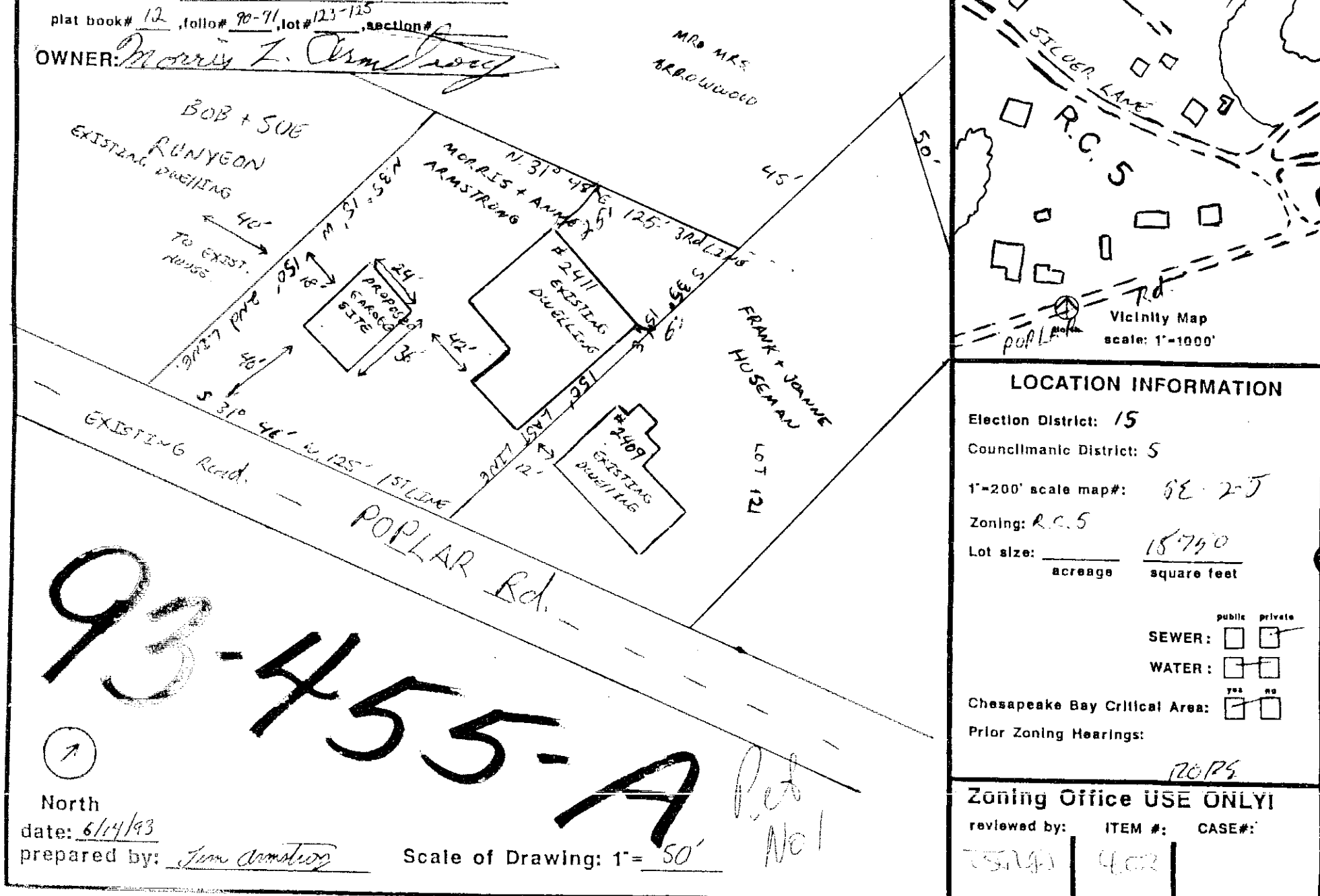
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2411 Poplar Rd., BALTIMORE, MD 21221 see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: CONNE RANCH

Plat book # 12, folios 28-71, 101-115

OWNER: MORRIS AND BUELLA ARMSTRONG

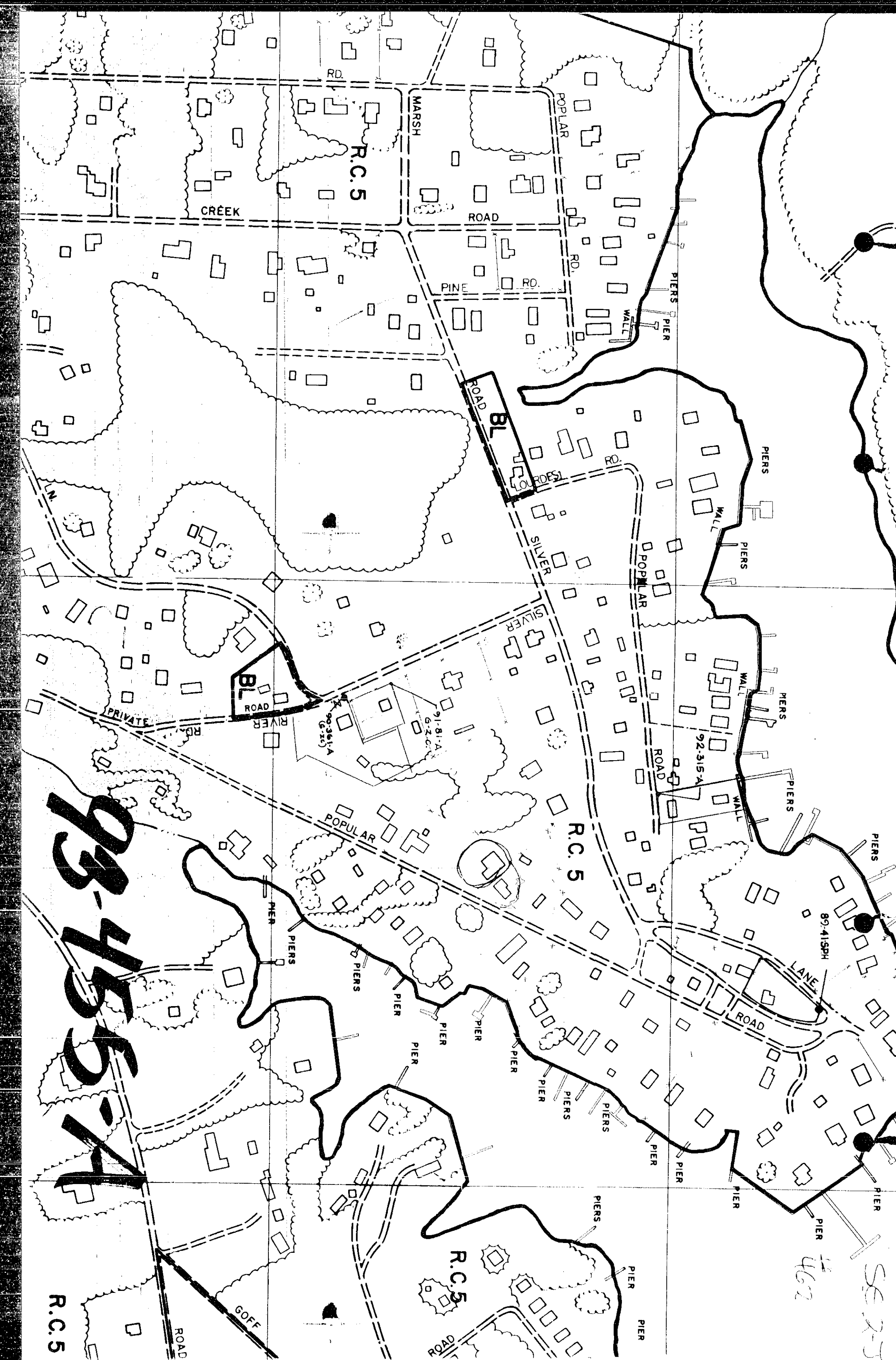


North

date: 6/14/93

prepared by: J. James Dieter

Scale of Drawing: 1" = 50'





Petition for Special Hearing

93-445-SPHA
to the Zoning Commissioner of Baltimore County
for the property located at Monumental Avenue & Hammonds Ferry Road
which is presently zoned ML-1M

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

an amendment to the site plan(s) and relief granted in Case Nos. 153 and 70-61-XA, to permit portions of existing mobile homes and open or enclosed structures accessory thereto to be located within existing road rights-of-way, to determine utilization of the Special Exception granted by Case No. 70-61-XA, and that the balance of the site previously approved may be utilized as approved; to approve the previous approvals and the existing residential building as valid, non-conforming uses, to permit relocation of existing and location of new mobile homes within the overall area of Special Exception; and to approve the building envelope for the existing residence, all as more specifically shown on the accompanying Plat.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Type or Print Name

Signature

Address

City State Zipcode

Attorney for Petitioner:

Howard L. Alderman, Jr.

Signature

LEVIN & GANN, P.A.
305 West Chesapeake Avenue
Suite 113
Towson, Maryland 21204
Tel.: (410) 321-0600

Attorney's Phone No.: (410) 321-0600

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Ellsworth F. Snyder

Type or Print Name

Signature

Margaret T. Snyder

Type or Print Name

Signature

Address

2710 Hammonds Ferry Road 247-1163

City State Zipcode

Baltimore, MD 21227

Howard L. Alderman, Jr., Esquire

LEVIN & GANN, P.A.

305 West Chesapeake Avenue, Suite 113

Towson, Maryland 21204

Tel.: (410) 321-0600

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following date

Next Two Months

ALL OTHER

REVIEWED BY: DATE 6-14-93



Petition for Variance

93-445-SPHA
to the Zoning Commissioner of Baltimore County
for the property located at Monumental Avenue & Hammonds Ferry Rd
which is presently zoned ML-1M

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

SEE ATTACHED SHEET & PLAT (VIA LOW CASE)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Irregular configuration and shape of lot;
2. Continuation of pre-existing uses; and
3. Such further reasons presented at the time of the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Type or Print Name

Signature

Address

City State Zipcode

Howard L. Alderman, Jr.

Signature

LEVIN & GANN, P.A.

305 West Chesapeake Avenue

Suite 113

Towson, Maryland 21204

Tel.: (410) 321-0600

Attorney's Phone No.: (410) 321-0600

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Legal Owner(s):

Ellsworth F. Snyder

Type or Print Name

Signature

Margaret T. Snyder

Type or Print Name

Signature

Address

2710 Hammonds Ferry Road 247-1163

City State Zipcode

Baltimore, MD 21227

Howard L. Alderman, Jr., Esquire

LEVIN & GANN, P.A.

305 West Chesapeake Avenue, Suite 113

Towson, Maryland 21204

Tel.: (410) 321-0600

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following date

Next Two Months

ALL OTHER

REVIEWED BY: DATE 6-14-93

ATTACHMENT TO PETITION FOR ZONING VARIANCE

Property: Monumental Avenue and Hammonds Ferry Road

Owners: Ellsworth F. and Margaret T. Snyder

Zoning: ML-1M

VARIANCE REQUESTS

1. From BCZR §414.3 to permit existing mobile homes to abut a driveway of less than 30 feet in width; and
2. From BCZR §414.4 to permit existing mobile homes to be located 0' from the road upon which the park fronts and from the boundary line of the subject property in lieu of the 100 and 75 feet respectively required; and
3. From BCZR §414.5 to permit existing, previously approved mobile homes to be located less than 25 feet apart (and from the existing dwelling) as more specifically defined in Table 1 as shown on the Plat to Accompany the Petitions for Zoning Relief; and
4. From BCZR §§102.1 and 2 to permit the use of the subject property as previously approved; and
5. For a pre-existing residential structure: (a) from BCZR §243.1 to permit a front building line of 12 feet in lieu of the 75 feet required; (b) from BCZR §§243.2 & 3 to permit side and rear yard setbacks of 8 feet each, respectively, in lieu of the 50 feet required; and
6. From BCZR §243.4 to permit existing mobile homes to be located within 125 feet of the boundary line of an adjacent residential zone, all as more specifically shown on the accompanying Plat.



SPELLMAN, LARSON
& ASSOCIATES, INC.

SUITE 109 - JEFFERSON BUILDING
109 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-5215
FAX (410) 823-5215

DESCRIPTION FOR ZONING, BELTWAY MOBILE HOME PARK, MONUMENTAL AVENUE AND HAMMONDS FERRY ROAD, 13TH DISTRICT, BALTIMORE, COUNTY MARYLAND

Beginning for the same at the corner formed by the intersection of the southeast side of Monumental Avenue and the southwest side of Hammonds Ferry Road and running thence and binding on the southwest side of Hammonds Ferry Road south 27 Degrees 04 Minutes 32 Seconds east 270.28 feet south 12 Degrees 50 Minutes 01 Seconds east 175.50 feet and south 6 Degrees 41 Minutes 00 Seconds west 23.00 feet to the north side of Hollins Ferry Road and running thence and binding on the north side of Hollins Ferry Road southwesterly by a curve to the right with a radius of 72.00 feet the distance of 28.87 feet south 72 Degrees 11 Minutes 15 Seconds east 45.74 feet south 77 Degrees 45 Minutes 20 Seconds west 61.67 feet south 78 Degrees 50 Minutes 35 Seconds west 202.60 feet southwesterly by a curve to the left with a radius of 3,879.73 feet the distance of 195.00 feet to the ramp area connecting the north side of Hollins Ferry Road with the Baltimore Beltway thence leaving the north side of Hollins Ferry Road and binding on said ramp area north 19 Degrees 42 Minutes 25

RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION



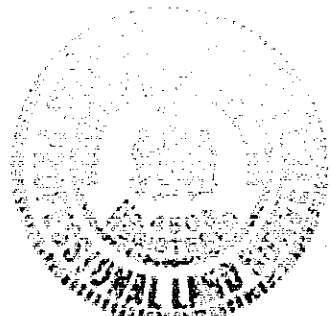
SPELLMAN, LARSON
& ASSOCIATES, INC.

SUITE 109 - JEFFERSON BUILDING
109 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-5215
FAX (410) 823-5215

93-445-SPHA
Seconds west 75.00 feet south 69 Degrees 10 Minutes 35
Seconds west 70.00 feet north 21 Degrees 01 Minutes 25
Seconds west 111.10 feet and northwesterly by curve to the left with a radius of 280.00 feet the distance of 256.82 feet to the southeast side of Monumental Avenue herein referred to and running thence and binding on the southeast side of Monumental Avenue north 68 Degrees 20 Minutes 35 Seconds east 450.01 feet and north 68 Degrees 20 Minutes 35 Seconds east 275.74 feet to the place of beginning.

Containing 6.15 acres of land, more or less.

March 24, 1993



RESIDENTIAL • COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150

Number

Date

93-445-SPHA
#040 SPENCILLANUE \$250
#070 VARIANCES \$250
#080 SIGN 1) 35
Beltway Mobile Home Park.
90 ELLSWORTH SNYDER.
1535

03A03H0194MHCRC
BA 0010-38A06-14-93

\$535.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

receipt

111 West Chesapeake Avenue
Towson, MD 21204

JUNE 25, 1993

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-445-SPHA (Item 450)
Corner Monumental Avenue and Hammonds Ferry Road, SE/S Monumental Avenue, SW/S Hammonds Ferry Road
Beltway Mobile Home Park
1st Election District - 1st Councilmanic
Petitioner(s): Ellsworth F. Snyder and Margaret T. Snyder
HEARING: MONDAY, JULY 19, 1993 at 10:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing to approve an amendment to the site plans and relief granted in case #153 and #70-61-XA; to permit portions of existing mobile homes and open or enclosed structures accessory thereto to be located within existing road rights-of-way; to determine utilization of the special exception granted by case #70-61-XA and the balance of the site previously approved may be utilized as approved; to approve the previous approvals and the existing residential building as valid, non-conforming uses; to permit relocation of existing and location of new mobile homes within the overall area of special exception; and to approve the building envelope for the existing residence. Variance to permit existing mobile homes to abut a driveway of less than 30 feet in width; to permit existing mobile homes to be located zero feet from the road upon which the park fronts and from the boundary line of the subject property in lieu of the 100 and 75 feet respectively required; to permit existing, previously approved mobile homes to be located less than 25 feet apart (and from the existing dwelling) as more specifically defined in Table 1 on the plat; to permit the use of the subject property as previously approved; to permit a front building line of 12 feet in lieu of the 75 feet required and to permit side and rear yard setbacks of 8 feet each, respectively, in lieu of the 50 feet required for a pre-existing residential structure; and to permit existing mobile homes to be located within 125 feet of the boundary line of an adjacent residential zone.

Arnold Jablon
Director

cc: Ellsworth & Margaret Snyder/2710 Hammonds Ferry Road/Baltimore MD 21227
Howard L. Alderman, Jr., Esq./305 W Chesapeake Ave/1113/Towson MD 21204
Theresa Lowry/2517 Hammonds Ferry Road/Baltimore, MD 21227

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

TO: FUTURE PUBLISHING COMPANY
July 1, 1993 Issue - Jeffersonian

Please forward billing to:

Ellsworth and Margaret Snyder
2710 Hammonds Ferry Road
Baltimore, Maryland 21227
(410) 247-1163

NOTICE OF HEARING

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Laurence E. Schmidt
Laurence E. Schmidt

LAURENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Howard L. Alderman, Esquire
Levin & Gann, P.A.
305 West Chesapeake Avenue
Towson, MD 21204

RE: Case No. 93-445-SPHA, Item No. 450
Petitioner: Ellsworth F. Snyder, et ux
Petition for Special Hearing and Variance

Dear Mr. Alderman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on June 14, 1993 and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Zoning Plans Advisory Committee Comments
Date: July 15, 1993
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Helene Kehring in the Zoning Office at 887-3391 or the commenting agency.

Very truly yours,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Coordinator

WCR:hck
Enclosures

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: July 2, 1993
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Senior Engineer
Development Plan Review

RE: Zoning Advisory Committee Meeting
for July 6, 1993
Item No. 450

The Development Plan Review Division has reviewed the subject zoning item. Trailers and sheds must be removed from inside the CPC Stream Easement, so that future maintenance of the 48 inch water and 16-inch sanitary sewer can be accomplished.

The area covered by Grading Permit #151784 should be made subject to the Landscape Manual. We also recommend that existing trailer locations be made subject to the Landscape Manual.

RWB:s

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: July 1, 1993

SUBJECT: BELTWAY MOBILE HOME PARK

INFORMATION:

Item Number: 450

Petitioner: Snyder Property

Property Size:

Zoning: ML-1M

Requested Action:

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

Staff offers the following comment in reference to the subject request:

- Should the 1969 Special Exception for the mobile home park be declared valid, all new and relocated mobile homes should conform to all applicable setback and separation requirements of the Baltimore County Zoning Regulations.

- There should be no tree removal along the eastern property line.

- A Class A landscaped buffer should be planted along Hollins Ferry Road, between trailer #27 and the Baltimore County utility easement.

- Floodplain locations should be established and indicated on the plat accompanying this request.

Prepared by: Jeffrey W. L.

Division Chief: Gary L. Kerns

PK/JL:lw

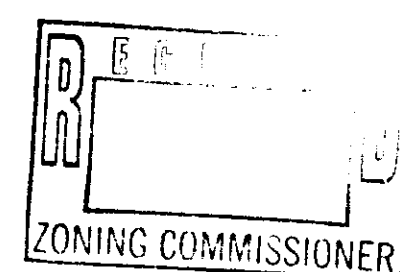
BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

TO: Zoning Advisory Committee DATE: June 28, 1993

FROM: Captain Jerry Pfeiffer

SUBJECT: July 06, 1993 Meeting

#450 No Comments
#451 No Comments
#452 No Comments
#453 No Comments
#454 No Comments
#455 No Comments
#457 No Comments
#458 No Comments
#459 Building shall be in compliance with 1991 Life Safety Code
#460 No Comments
#461 No Comments



RE: PETITION FOR SPECIAL HEARING AND VARIANCE : BEFORE THE ZONING COMMISSIONER
Corner Monumental Ave. and : OF BALTIMORE COUNTY
Hammonds Ferry Rd., SE/S
Monumental Ave., SW/S Hammonds : Case No. 93-445-SPHA
Ferry Rd. (Beltway Mobile Home :
Park), 1st Election District :
1st Councilmanic District :
SNYDER, ELLSWORTH F., ET UX,
Petitioners : : : : :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-2188

I HEREBY CERTIFY that on this 13th day of July, 1993,
a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman,
Jr., Esquire, Levin & Gann, P.A., 305 W. Chesapeake Ave., Suite 113, Towson,
MD 21204, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

RECEIVED
JUL 13 1993
ZADM

BALTIMORE COUNTY
INTEROFFICE CORRESPONDENCE

TO: Carl Richards DATE: April 5, 1994
Development Control Section
Zoning Administration and
Development Management Office

FROM: David L. Thomas, P.E.
Assistant to the Director
Department of Public Works

SUBJECT: Beltway Mobile Home Park
Case #93-445SPHA

This is to amend Zoning Advisory Committee comments previously submitted by this department for the subject project.

Beltway Mobile Home Park is contained almost entirely within the one hundred year riverine floodplain. For this reason, construction of new mobile home sites should not be permitted. It is necessary, however, to relocate certain existing mobile homes to avoid encroachment onto the right-of-way for an existing 48" water main.

The applicant should be requested to contact our office to discuss relocation of these and perhaps other mobile home sites onto safer locations on this property.

Erecting mobile homes in the floodplain will require a waiver (Section 26-172, Bill 173-93). It would be appropriate to combine this waiver hearing with this zoning case so both could be presented to the Zoning Commissioner at the same hearing.

Attached is a copy of the floodplain delineation from the Bureau of Engineering records.

If there are questions, please feel free to contact our office on extension 3451.

DLT:ckt

Attachment: Map

cc: J. Alexander
B. Bowling
J. Maple
Floodplain File

FLOOD/DASGENC.94

RECEIVED
APR 7 1994
ZADM

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Stephen G. Samuel Moxley, DATE: May 15, 1995
Councilman, 1st District

FROM: John A. Alexander,
Planner II

SUBJECT: Beltway Mobile Home Park

A violation Citation regarding the above was issued December 17, 1992. The nature of violation was failure to obtain zoning approval through public hearing process permitting the amendment of a trailer park which was previously granted a special exception (case no. 70-61-KA) in 1969.

The owners paid the violation fine of \$200.00 on January 7, 1993. No injunction was filed by the county pending the outcome of zoning case 93-445-SPHA for a special hearing and variances filed April 14, 1993.

The review by county agencies determined the site to be expanded is in the 100 year flood plain and may not be used. John Maple from the Department of Public Works, Storm Drains Division, reviewed the project with Joe Larson of Spellman, Larson & Associates, the owner's engineer, and explained the situation. The Department of Environmental Protection and Resource Management (DEPRM) also had concerns relating to the flooding issues (comments enclosed).

The attorney, Howard Alderman of Levin & Gann, who originally filed for the required zoning hearings has currently withdrawn from the case.

JJA/aln

Enclosures

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

July 22, 1993

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

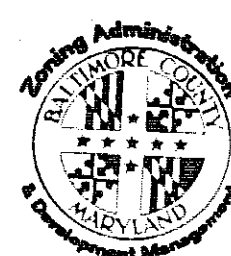
FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #450
Beltway Mobile Home Park
Monumental Avenue & Hammonds Ferry Road
Zoning Advisory Committee Meeting of June 28, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

1. Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.
2. This site must comply with the Forest Conservation Act, which requires a Forest Stand Delineation, a Forest Conservation Plan and a completed Forest Conservation Worksheet.
3. This site is bordered on the east by an Order II, Use I tributary of the Patapsco River. According to Article IX, (Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains), a Forest Buffer Easement or Reservation must extend seventy-five (75) feet from the centerline of the stream, twenty-five (25) feet from the outer wetland boundary or twenty-five (25) feet from the one-hundred (100) year floodplain. A thirty (30)-foot building setback is required from the forest buffer.

JLP:jbm
BELTWAY/TXTSBP



Zoning
Enforcement

Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 386-3261

93-445-SPHA

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: George Abendschoen
Executive Assistant

FROM: James H. Thompson
Zoning Enforcement Coordinator

RE: Case No.: 93-185 (C-93-1223)
Location: 2341 Monumental Avenue
Beltway Mobile Home Park
13th Election District

On June 14, 1993 Howard L. Alderman, Jr., Esquire filed the appropriate public hearing petitions pertaining to Beltway Mobile Home Park. Enclosed are copies of the special hearing and variance petitions that deal with the subject property.

This office will keep you informed of the time and date of this matter, which is of major importance to the community.

JHT/sh

C: Berchie L. Manley, Councilwoman 1st District
Theresa Lowy 2517 Hammonds Ferry Rd., 2122-7
Kevin R. Connor, Zoning Inspector
Owen Stephens ✓



Baltimore County Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

**BALTO CNTY MOBILE MFD HOMEOWNERS
c/o SANDY DAWSON
PO BOX 5074
BALTO MD 21220**



Baltimore County Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

**ROSE SILVERIL
16 CARLING CIRCLE
BALTO MD 21227**



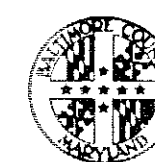
Baltimore County Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

**MARIE SCHULTHEIS
18 CARLING CIRCLE
BALTO MD 21227**



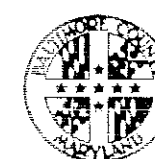
Baltimore County Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

**WAYNE WARD
45 CARLING CIRCLE
BALTO MD 21227**



Baltimore County Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

**FRED and KAREN MONTORO
49 CARLING CIRCLE
BALTO MD 21227**



Baltimore County Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

**DANA ASHLEY
44 CARLING CIRCLE
BALTO MD 21227**

To: JOHN A.
Date: 7/22/93 Time: 12:37 PM
WHILE YOU WERE OUT
M: 41-30
of: 11-30
Phone: 1-800-397-0
Area Code: Number: Extension:
TELEPHONED: [] PLEASE CALL: []
CALLED TO SEE YOU: [] WILL CALL AGAIN: []
WANTS TO SEE YOU: [] URGENT: []
RETURNED YOUR CALL: []
Message: RE: BELTWAY
Mobile Home
Gladys & Son Construction
10000 Beltsville Avenue
Beltsville, MD 21054
Operator: []
REORDER #25-000

To: JOHN A.
Date: 7/22/93 Time: 12:37 PM
WHILE YOU WERE OUT
M: 41-30
of: 11-30
Phone: 1-800-397-0
Area Code: Number: Extension:
TELEPHONED: [] PLEASE CALL: []
CALLED TO SEE YOU: [] WILL CALL AGAIN: []
WANTS TO SEE YOU: [] URGENT: []
RETURNED YOUR CALL: []
Message: RE: BELTWAY
Mobile Home
Gladys & Son Construction
10000 Beltsville Avenue
Beltsville, MD 21054
Operator: []
REORDER #25-000

Re: 93-445 Beltway Mobile
Notice:

BALTO. CNTY MOBILE & MFD HOMEOWNERS INC.
c/o SANDY DAWSON
P.O. Box 5074
BALTO. MD. 21220

FRED & Karen Montoro
49 Carling Circle
Balt. MD. 21227

Dana Ashley
44 Carling Circle
Balt. MD. 21227

Wayne Ward
45 Carling Circle
BALTO MD 21227

BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
2 FLOORS
BALTIMORE, MARYLAND 21201
TELEPHONE: 410-425-9050

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL CORPORATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TELEPHONE: 410-296-2801

ELLS LEVIN (1893-1960)

HOWARD L. ALDERMAN, JR.

HAND DELIVERED

Arnold Jablon, Director
Office of Zoning Administration and
Development Management
111 West Chesapeake Avenue
Room 109
Towson, MD 21204

RE: Beltway Mobile Home Park
Case No. 93-445-SPHA
Present Hearing Date: July 19, 1993
Request for Continuance

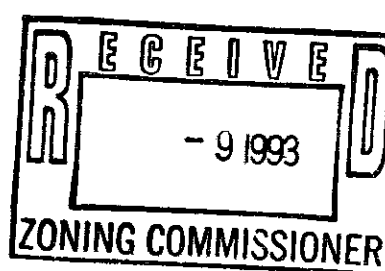
Dear Mr. Jablon:

I represent the owners of the Beltway Mobile Home Park which property is the subject of the above-referenced hearing. I have spoken recently with Ms. Theresa Lowy, a well respected advocate of the community in which this property is located, and have met on-site with Mr. Edward Hasty to discuss the existing and proposed conditions.

After consultation with these community members and my clients, I believe that a continuance of the above-scheduled hearing is in order. My clients propose to modify the plan which accompanied their original Petition to show how they intend orient mobile homes in the eastern most portion of the site. The plan will be modified further to label those structures, most of which are temporary in nature, which exist on the site but which were not included on the plan.

On Thursday, July 8, 1993, I discussed this continuance with Ms. Lowy and she indicated no objection. I believe that the requested continuance will enable an open dialogue with community members where complete information can be displayed and discussed.

I would request that your office consult with me prior to the rescheduling of this hearing. I will be out of the state during a portion of August and I am scheduled to appear before the Maryland Court of Special Appeals in September on two separate occasions.



Case No. 153

Case No 70-61-XA

Case # 70-61-XA

Case No 81-121-X

Case # 81-121-X



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LANSDOWNE AREA DRAINAGE STUDY
J.O. 4.224-1
BALTIMORE COUNTY BUREAU OF ENGINEERING
JUNE 1977

SHEET 5 OF 11

FOR CONTINUATION
SEE SHEET 3

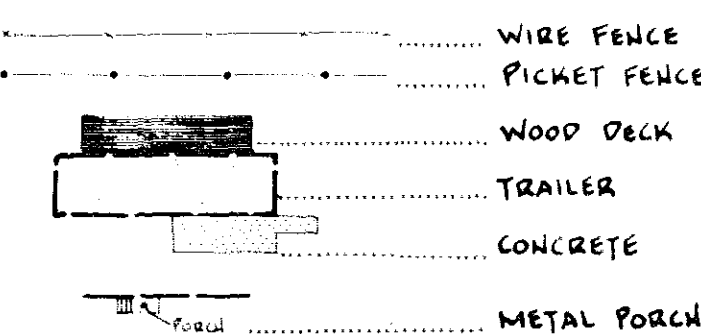
SCALE	KEY SHEET	LOCALITY	SHEET
1"=50 FT		LANSDOWNE	22
DATE STARTED			SW
2-68			10
		ELECTION DIST	NO. 13

FOR CONTINUATION
SEE SHEET 4

FOR CONTINUATION
SEE SHEET 6

FOR CONTINUATION
SEE SHEET 7

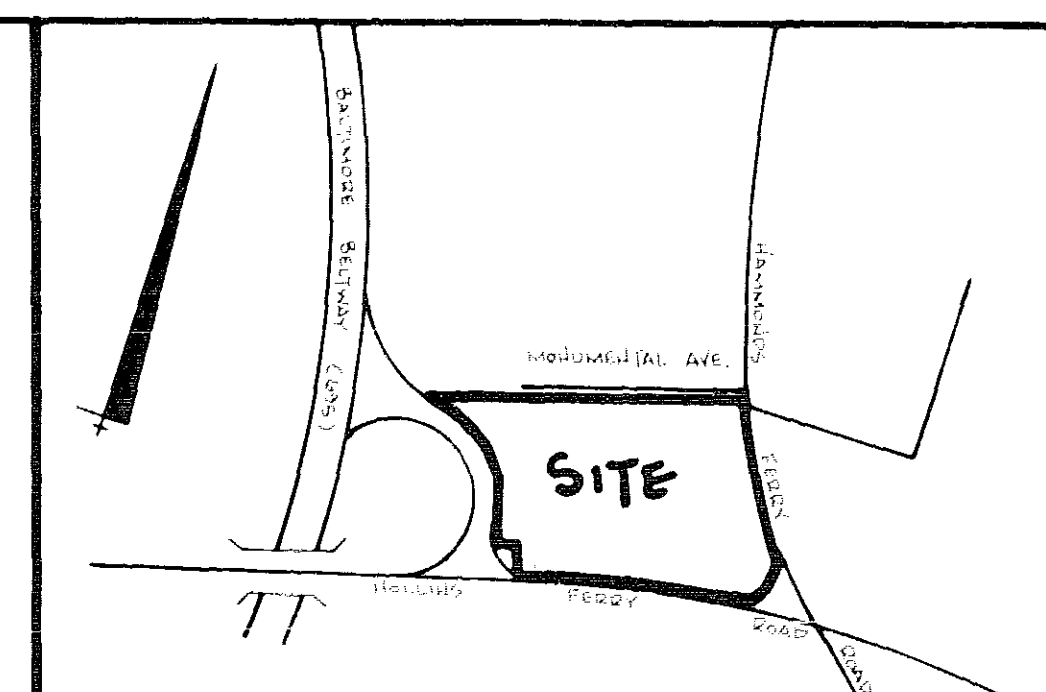
LEGEND:



CHARLES B. ROSSAU III
T025/499

MICAR HARTING &
WILLIAM A. HARTING JR.
B010/115

PRIMO & ELISA A. CHINA
W002/229



VICINITY MAP
SCALE: 1"=500'

SITE INFORMATION

1. COUNCILMANIC DISTRICT: 1
2. AREA OF TRACT: 4.15 AC.
3. EXIST. USE: MOBILE HOME PARK / FUTURE MOBILE HOME PARK
PROP. USE: MOBILE HOME PARK
4. EXISTING ZONING: M-11M
5. UTILITIES: EXIST. PUBLIC WATER & EXIST. PUBLIC SEWER

93-445-SPHA

DRAWING REFERENCES

- HAMMONDS FERRY ROAD: WATER 26-003 & 85-0301
SEWER 49-606 & 49-607-A10
- HOLLIS FERRY ROAD: WATER 56-999
SEWER 49-1904 & 49-1905
- MONUMENTAL AVENUE: WATER 26-011
SEWER 56-999, 49-710

93-445-SPHA

1. A. BALTIMORE COUNTY W002/842
B. JOSEPH D. HOE B709/818
2. A. BALTIMORE COUNTY W002/842
B. CLOVERLAND FARMS 7446/515
C. STATE ROAD COMMISSION
3. A. CLOVERLAND FARMS 7446/515
B. STATE ROAD COMMISSION

STATE ROADS COMMISSIONS -- EASEMENT

1. A. BALTIMORE COUNTY W002/842
B. JOSEPH D. HOE B709/818
2. A. BALTIMORE COUNTY W002/842
B. CLOVERLAND FARMS 7446/515
C. STATE ROAD COMMISSION
3. A. CLOVERLAND FARMS 7446/515
B. STATE ROAD COMMISSION

BALTIMORE COUNTY UTILITY EASEMENT

1. A. CLOVERLAND FARMS 7446/515
B. STATE ROAD COMMISSION

NOTE: CASE NO. TO-61-XA
PROPERTY BOUNDARY AS COVERED UNDER SPECIAL
EXCEPTION PETITION AS IDENTIFIED ABOVE AND
DESCRIBED IN THE LEGAL DESCRIPTION ACCOMPANYING
THAT PETITION PREPARED BY E.F. RAHEL & ASSOC. AND
DATED JANUARY 14, 1969.

BELTWAY MOBILE HOME PARK TABLE 1: B.C.R. 4145 VARIANCE REQUESTS

CALCULATION OF DISTANCE BETWEEN MOBILE HOMES	ACTUAL EXISTING DISTANCE	DISTANCE REQUIRED	VARIANCE REQUESTED
2.3 & 4	11'	25'	11'
4.3 & 6	12'	25'	10'
6.3 & 8	13'	25'	12'
8.3 & 10	14'	25'	14'
10.3 & 12	15'	25'	13'
12.3 & 14	16'	25'	15'
14.3 & 16	17'	25'	16'
16.3 & 18	18'	25'	17'
18.3 & 20	19'	25'	18'
20.3 & 22	20'	25'	19'
22.3 & 24	21'	25'	20'
24.3 & 26	22'	25'	21'
26.3 & 28	23'	25'	22'
28.3 & 30	24'	25'	23'
30.3 & 32	25'	25'	24'
32.3 & 34	26'	25'	25'
34.3 & 36	27'	25'	26'
36.3 & 38	28'	25'	27'
38.3 & 40	29'	25'	28'
40.3 & 42	30'	25'	29'
42.3 & 44	31'	25'	30'
44.3 & 46	32'	25'	31'
46.3 & 48	33'	25'	32'
48.3 & 50	34'	25'	33'
50.3 & 52	35'	25'	34'
52.3 & 54	36'	25'	35'
54.3 & 56	37'	25'	36'
56.3 & 58	38'	25'	37'
58.3 & 60	39'	25'	38'
60.3 & 62	40'	25'	39'
62.3 & 64	41'	25'	40'
64.3 & 66	42'	25'	41'
66.3 & 68	43'	25'	42'
68.3 & 70	44'	25'	43'
70.3 & 72	45'	25'	44'
72.3 & 74	46'	25'	45'
74.3 & 76	47'	25'	46'
76.3 & 78	48'	25'	47'
78.3 & 80	49'	25'	48'
80.3 & 82	50'	25'	49'
82.3 & 84	51'	25'	50'
84.3 & 86	52'	25'	51'
86.3 & 88	53'	25'	52'
88.3 & 90	54'	25'	53'
90.3 & 92	55'	25'	54'
92.3 & 94	56'	25'	55'
94.3 & 96	57'	25'	56'
96.3 & 98	58'	25'	57'
98.3 & 100	59'	25'	58'
100.3 & 102	60'	25'	59'
102.3 & 104	61'	25'	60'
104.3 & 106	62'	25'	61'
106.3 & 108	63'	25'	62'
108.3 & 110	64'	25'	63'
110.3 & 112	65'	25'	64'
112.3 & 114	66'	25'	65'
114.3 & 116	67'	25'	66'
116.3 & 118	68'	25'	67'
118.3 & 120	69'	25'	68'
120.3 & 122	70'	25'	69'
122.3 & 124	71'	25'	70'
124.3 & 126	72'	25'	71'
126.3 & 128	73'	25'	72'
128.3 & 130	74'	25'	73'
130.3 & 132	75'	25'	74'
132.3 & 134	76'	25'	75'
134.3 & 136	77'	25'	76'
136.3 & 138	78'	25'	77'
138.3 & 140	79'	25'	78'
140.3 & 142	80'	25'	79'
142.3 & 144	81'	25'	80'
144.3 & 146	82'	25'	81'
146.3 & 148	83'	25'	82'
148.3 & 150	84'	25'	83'
150.3 & 152	85'	25'	84'
152.3 & 154	86'	25'	85'
154.3 & 156	87'	25'	86'
156.3 & 158	88'	25'	87'
158.3 & 160	89'	25'	88'
160.3 & 162	90'	25'	89'
162.3 & 164	91'	25'	90'
164.3 & 166	92'	25'	91'
166.3 & 168	93'	25'	92'
168.3 & 170	94'	25'	93'
170.3 & 172	95'	25'	94'
172.3 & 174	96'	25'	95'
174.3 & 176	97'	25'	96'
176.3 & 178	98'	25'	97'
178.3 & 180	99'	25'	98'
180.3 & 182	100'	25'	99'
182.3 & 184	101'	25'	100'
184.3 & 186	102'	25'	101'
186.3 & 188	103'	25'	102'
188.3 & 190	104'	25'	103'
190.3 & 192	105'	25'	104'
192.3 & 194	106'	25'	105'
194.3 & 196	107'	25'	106'
196.3 & 198	108'	25'	107'
198.3 & 200	109'	25'	108'
200.3 & 202	110'	25'	109'
202.3 & 204	111'	25'	110'
204.3 & 206	112'	25'	111'
206.3 & 208	113'	25'	112'
208.3 & 210	114'	25'	113'
210.3 & 212	115'	25'	114'
212.3 & 214	116'	25'	115'
214.3 & 216	117'	25'	116'
216.3 & 218	118'	25'	117'
218.3 & 220	119'	25'	118'
220.3 & 222	120'	25'	119'
222.3 & 224	121'	25'	120'
224.3 & 226	122'	25'	121'
226.3 & 228	123'	25'	122'
228.3 & 230	124'	25'	123'
230.3 & 232	125'	25'	124'
232.3 & 234	126'	25'	125'
234.3 & 236	127'	25'	126'
236.3 & 238	128'	25'	127'
238.3 & 240	129'	25'	128'
240.3 & 242	130'	25'	129'
242.3 & 244	131'	25'	130'
244.3 & 246	132'	25'	131'
246.3 & 248	133'	25'	132'
248.3 & 250	134'	25'	133'
250.3 & 252	135'	25'	134'
252.3 & 254	136'	25'	135'
254.3 & 256	137'	25'	136'
256.3 & 258	138'	25'	137'
258.3 & 260	139'	25'	138'
260.3 & 262	140'	25'	139'
262.3 & 264	141'	25'	140'
264.3 & 266	142'	25'	141'
266.3 & 268	143'	25'	142'
268.3 & 270	144'	25'	143'
270.3 & 272	145'	25'	144'
272.3 & 274	146'	25'	145'
274.3 & 276	147'	25'	146'
276.3 & 278	148'	25'	147'
278.3 & 280	149'	25'	148'
280.3 & 282	150'	25'	149'
282.3 & 284	151'	25'	150'
284.3 & 286	152'	25'	151'
286.3 & 288	153'	25'	152'
288.3 & 290	154'	25'	153'
290.3 & 292	155'	25'	154'
292.3 & 294	156'	25'	155'
294.3 & 296	157'	25'	156'
296.3 & 298	158'	25'	157'
298.3 & 300	159'	25'	158'
300.3 & 302	160'	25'	159'
302.3 & 304	161'	25'	160'
304.3 & 306	162'	25'	161'
306.3 & 308	163'	25'	162'
308.3 & 310	164'	25'	163'
310.3 & 312	165'	25'	164'
312.3 & 314	166'	25'	165'
314.3 & 316	167'	25'	166'
316.3 & 318	168'	25'	167'
318.3 & 320	169'	25'	168'
320.3 & 322	170'	25'	169'
322.3 & 324	171'	25'	170'
324.3 & 326	172'	25'	171'
326.3 & 328	173'	25'	172'
328.3 & 330	174'	25'	173'
330.3 & 332	175'	25'	174'
332.3 & 334	176'	25'	175'
334.3 & 336	177'	25'	176'
336.3 & 338	178'	25'	177'
338.3 & 340	179'	25'	178'
340.3 & 342	180'	25'	179'
342.3 & 344	181'	25'	180'
344.3 & 346	182'	25'	181'
346.3 & 348	183'	25'	182'
348.3 & 350	184'	25'	183'
350.3 & 352	185'	25'	184'
352.3 & 354	186'	25'	185'
354.3 & 356	187'	25'	186'
356.3 & 358	188'	25'	187'
358.3 & 360	189'	25'	188'
360.3 & 362	190'	25'	189'
362.3 & 364	191'	25'	190'
364.3 & 366	192'	25'	191'
366.3 & 368	193'	25'	192'
368.3 & 370	194'	25'	193'
370.3 & 372	195'	25'	194'
372.3 & 374	196'	25'	195'
374.3 & 376	197'	25'	196'
376.3 & 378	198'	25'	197'
378.3 & 380	199'	25'	198'
380.3 & 382	200'	25'	199'
382.3 & 384	201'	25'	200'
384.3 & 386	202'	25'	201'
386.3 & 388	203'	25'	202'
388.3 & 390	204'	25'	203'
390.3 & 392	205'	25'	204'
392.3 & 394	206'	25'	205'
394.3 & 396	207'	25'	206'
396.3 & 398	208'	25'	207'
398.3 & 400	209'	25'	208'
400.3 & 402	210'	25'	209'
402.3 & 404	211'	25'	210'
404.3 & 406	212'	25'	211'
406.3 & 408	213'	25'	212'
408.3 & 410	214'	25'	213'
410.3 & 412	215'	25'	214'
412.3 & 414	216'	25'	215'
414.3 & 416	217'	25'	216'
416.3 & 418	218'	25'	217'
418.3 & 420	219'	25'	218'
420.3 & 422	220'	25'	219'
422.3 & 424	221'	25'	220'
424.3 & 426	222'	25'	221'
426.3 & 428	223'	25'	222'
428.3 & 430	224'	25'	223'
430.3 & 432	225'	25'	224'
432.3 & 434	226'	25'	225'
434.3 & 436	227'	25'	226'
436.3 & 438	228'	25'	227'
438.3 & 440	229'	25'	228'
440.3 & 442	230'	25'	229'
442.3 & 444	231'	25'	230'
444.3 & 446	232'	25'	231'
446.3 & 448	233'	25'	232'
448.3 & 450	234'	25'	233'
450.3 & 452	235'	25'	234'
452.3 & 454	236'	25'	235'
454.3 & 456	237'	25'	236'
456.3 & 458	238'	25'	237'
458.3 & 460	239'	25'	238'
460.3 & 462	240'	25'	239'
462.3 & 464	241'	25'	240'
464.3 & 466	242'	25'	241'
466.3 & 468	243'	25'	242'
468.3 & 470	244'	25'	243'
470.3 & 472	245'	25'	244'
472.3 & 474	246'	25'	245'
474.3 & 476	247'	25'	246'
476.3 & 478	248'	25'	247'
478.3 & 480	249'	25'	248'
480.3 & 482	250'	25'	249'
482.3 & 484	251'	25'	250'
484.3 & 486	252'	25'	251'
486.3 & 488	253'	25'	252'
488.3 & 4			